

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

APRIL 14, 2022

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 14th day of April, 2022.

Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <https://norman-ok.municodemeetings.com> at least twenty-four hours prior to the beginning of the meeting.

Chair Erica Bird called the meeting to order at 6:35 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Kevan Parker
Steven McDaniel
Erica Bird
Shaun Axton
Dave Boeck
Michael Jablonski

MEMBERS ABSENT

Erin Williford

A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Director, Planning &
Community Development
Lora Hoggatt, Planning Services Manager
Logan Hubble, Planner I
Roné Tromble, Recording Secretary
Bryce Holland, Multimedia Specialist
Beth Muckala, Asst. City Attorney
Ken Danner, Subdivision Development
Manager
Jack Burdett, Subdivision Development
Coordinator
Jami Short, Traffic Engineer

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CONSENT DOCKET

Item No. 1, being:

CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE MARCH 10, 2022 REGULAR PLANNING COMMISSION MEETING.

Item No. 2, being:

SFP-2122-6 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A SHORT FORM PLAT SUBMITTED BY JF HOLDINGS (SMITH ROBERTS BALDISCHWILER, LLC) FOR STARBUCKS FOR APPROXIMATELY 0.9182 ACRES OF PROPERTY LOCATED AT 1200 W. LINDSEY STREET.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chair Bird asked if any member of the Commission wished to remove any item from the Consent Docket. Ms. Bird asked to remove Item 2 from the Consent Docket.

Dave Boeck moved to approve Item 1 on the Consent Docket as presented, and remove Item 2 from the Consent Docket. Kevan Parker seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Kevan Parker, Steven McDaniel, Erica Bird, Dave Boeck, Shaun Axton, Michael Jablonski
NAYES	None
MEMBERS ABSENT	Erin Williford

Ms. Tromble announced that the motion, to adopt Item 1 on the Consent Docket as presented, and remove Item 2 from the Consent Docket, passed by a vote of 6-0.

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Item No. 1, being:

CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE MARCH 10, 2022 REGULAR PLANNING COMMISSION MEETING.

The minutes of the March 10, 2022 Planning Commission Regular Session were approved as presented on the Consent Docket by a vote of 6-0.

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Item No. 2, being:

SFP-2122-6 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A SHORT FORM PLAT SUBMITTED BY JF HOLDINGS (SMITH ROBERTS BALDISCHWILER, LLC) FOR STARBUCKS FOR APPROXIMATELY 0.9182 ACRES OF PROPERTY LOCATED AT 1200 W. LINDSEY STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Short Form Plat
3. Staff Report
4. Site Plan

This item was removed from the Consent Docket by a vote of 6-0.

PRESENTATION BY STAFF:

1. Ken Danner reviewed the staff report, a copy of which is filed with the minutes.
2. Jami Short explained the differences between the original site plan and the revised site plan.
3. Ms. Bird asked questions about traffic for the site, as compared to the Starbucks on Main Street, which regularly has cars sticking out onto Main Street.
4. Ms. Short responded to questions.
5. Mr. Boeck made comments.
6. Ms. Short added that staff will work with the applicant about the raised median for the driveway on Lindsey.
7. Mr. Axton made comments.

PRESENTATION BY THE APPLICANT:

None

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Dave Boeck moved to approve SFP-2122-6, the Short Form Plat for STARBUCKS. Michael Jablonski seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Kevan Parker, Steven McDaniel, Dave Boeck, Shaun Axton, Michael Jablonski
NAYES	Erica Bird
MEMBERS ABSENT	Erin Williford

Ms. Tromble announced that the motion, to approve SFP-2122-6, passed by a vote of 5-1.

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NON-CONSENT ITEMS

Item No. 3, being:

R-2122-105 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2122-105, FOR FRED THOMAS IV AND HAMPTON HOMES, L.L.C. REQUEST AMENDMENT OF THE NORMAN 2025 LAND USE & TRANSPORTATION PLAN FROM INSTITUTIONAL DESIGNATION TO MEDIUM DENSITY RESIDENTIAL DESIGNATION FOR PROPERTY GENERALLY LOCATED NORTH OF 1700 N. PORTER AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report
3. Pre-Development Summary

and

Item No. 4, being:

O-2122-41 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2122-41, FOR FRED THOMAS IV AND HAMPTON HOMES, L.L.C. REQUEST REZONING FROM R-1, SINGLE FAMILY DWELLING DISTRICT, TO SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, FOR 4.05 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF 1700 N. PORTER AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. SPUD Narrative
4. Pre-Development Summary

and

Item No. 5, being:

PP-2122-11 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2122-11, CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY FRED THOMAS IV, HAMPTON HOMES, L.L.C. AND NORMAN LODGE 38 AF&AM (LANDES ENGINEERING) FOR AVADON TERRACE ADDITION, A SIMPLE PLANNED UNIT DEVELOPMENT FOR 7.48 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF 1700 N. PORTER AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
3. SPUD Narrative
4. Pre-Development Summary

PRESENTATION BY STAFF:

1. Logan Hubble reviewed the staff report, a copy of which is filed with the minutes.
2. Mr. Jablonski asked the threshold between Low and Medium Density.
3. Ms. Hudson responded.
4. Mr. Boeck asked questions.
5. Mr. Jablonski asked about common areas and parks.
6. Ms. Hudson responded.

PRESENTATION BY THE APPLICANT:

1. Steve Landes, Landes Engineering, representing the applicant, responded to some of the previous questions and explained the project.
2. Mr. Boeck made comments.
3. Mr. Jablonski made comments.
4. Mr. Landes explained the detention more in-depth.
5. Mr. McDaniel asked about the NORMAN 2025 designation.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Ms. Bird made comments.

Steven McDaniel moved to recommend adoption of Resolution No. R-2122-105 with Low Density Residential Designation, Ordinance No. O-2122-41, and PP-2122-11, to City Council. Michael Jablonski seconded the motion.

1. Mr. Boeck made comments.
2. Ms. Muckala made procedural recommendations.

Dave Boeck moved to recommend adoption of Resolution No. R-2122-105 with Medium Density Residential Designation to City Council. Michael Jablonski seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Kevan Parker, Erica Bird, Dave Boeck, Shaun Axton, Michael Jablonski
NAYES	Steven McDaniel
MEMBERS ABSENT	Erin Williford

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-2122-105 to City Council, passed by a vote of 5-1.

Michael Jablonski moved to recommend adoption of Ordinance No. O-2122-41 to City Council. Dave Boeck seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Kevan Parker, Steven McDaniel, Erica Bird, Dave Boeck, Shaun Axton, Michael Jablonski
NAYES	None
MEMBERS ABSENT	Erin Williford

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2122-41 to City Council, passed by a vote of 6-0.

Dave Boeck moved to recommend adoption of PP-2122-11, to City Council. Michael Jablonski seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Kevan Parker, Steven McDaniel, Erica Bird, Dave Boeck, Shaun Axton, Michael Jablonski
NAYES	None
MEMBERS ABSENT	Erin Williford

Ms. Tromble announced that the motion, to recommend adoption of PP-2122-11 to City Council, passed by a vote of 6-0.

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MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

1. Ms. Hudson discussed a Special Planning Commission meeting on May 19, 2022 at 6:30 p.m. for consideration of amendments to the Center City Form-Based Code.
2. Mr. Boeck will not be available for that meeting.
3. Ms. Bird provided some information about median sales prices for the past few months and inventory of homes for sale.
4. Mr. Jablonski asked about how decisions are made on the number of parks we need.
5. Ms. Hudson responded.
6. Ms. Bird asked how the funds are used when there is fee-in-lieu of parkland.
7. Ms. Hudson responded.

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ADJOURNMENT

There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 7:10 p.m.

Norman Planning Commission